

Parcel 1A Proposal Review

I-195 Redevelopment District Commission Meeting
December 20, 2023

Opportunities & Constraints

Parcel 1A Specifications

Min. Building Height: 1 story
Max. Building Height: 6 stories

Minimum Ground-Floor Story Height:

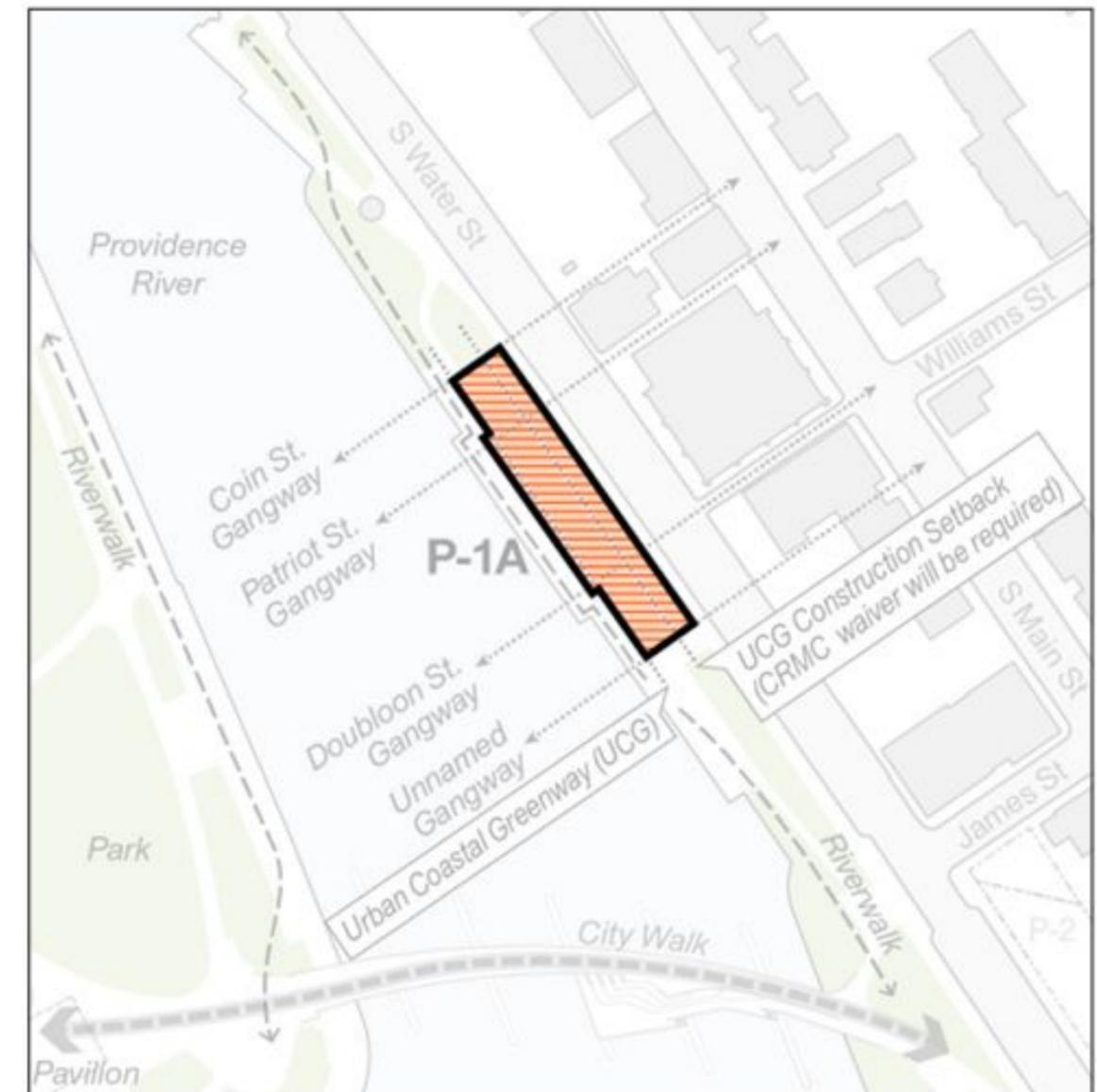
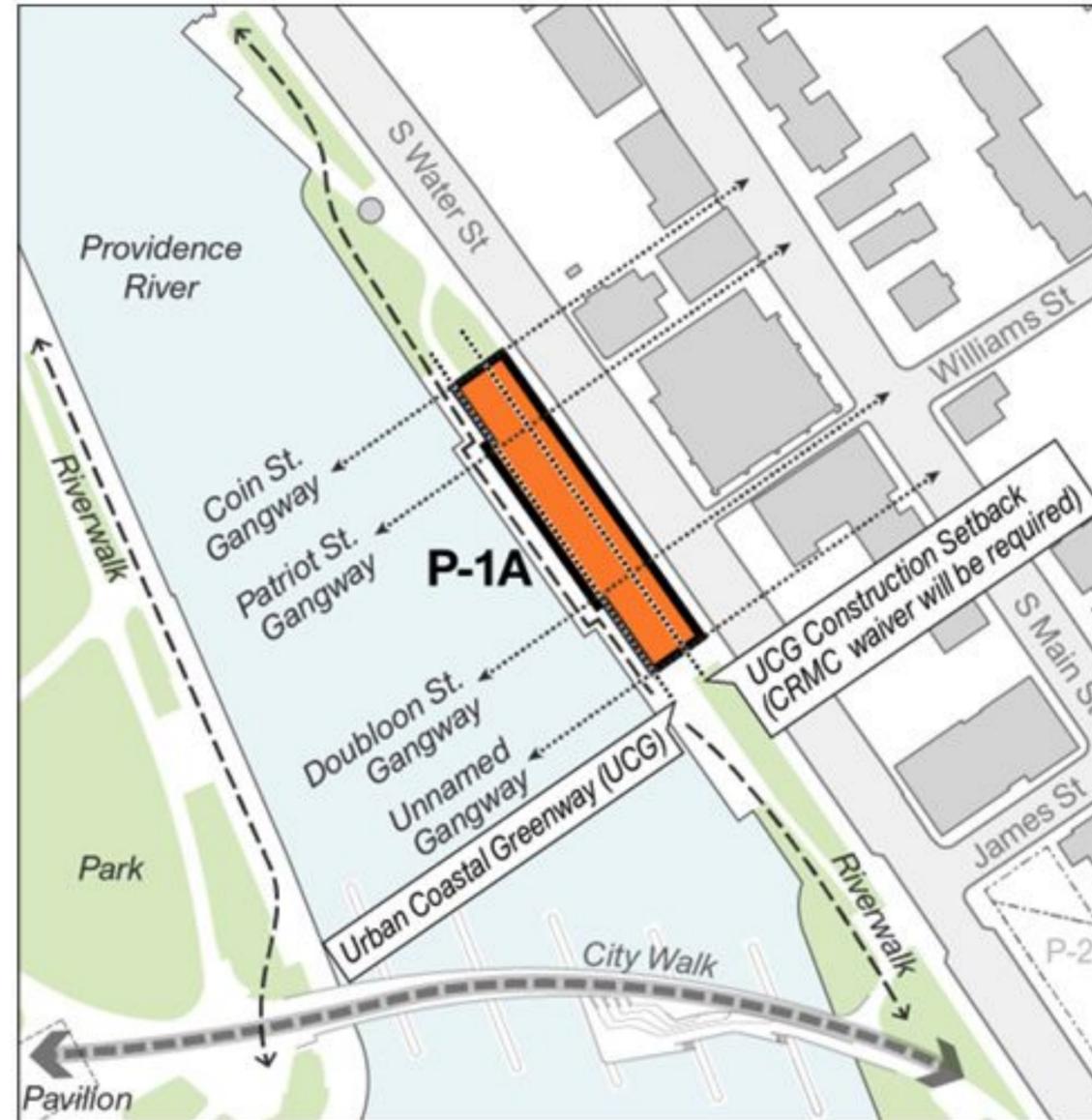
- 15' for non-residential uses
- 12' for residential uses

Primary Street & Secondary Street Build-to-line:

- Build-to zone of 0' - 8'
- Minimum build-to percentage of 80%

Other Key Considerations:

- Urban Coastal Greenway (UCG) area extends 20' inland from the seawall + 25' inland for construction setback, effectively resulting in a 45' setback from the seawall.
- Historic Alignment of the former Coin St, Patriot St, and Doubloon St riverfront gangways shall be visually or physically reflected
- Existing grade of parcel is below DFE-1



-  Approximate Area of Existing Grade Below DFE-1
-  Parcel Area
-  Parcel Boundary

Existing & Mandated Open Space Around Parcel 1A



Parcel 1A Opportunities & Constraints

Risks of continuing current underutilization:

- The Parcel 1A site is an underutilized open space the vast majority of the time.
- This stretch of the riverfront lacks uses that bring people to the water - most buildings along South Main Street and South Water Street turn their backs on the river and use the riverfront side of their properties for parking
- “While well used open spaces enhance cities, under used ones suck out the vitality.” - Jane Jacobs

Almost the entirety of the Providence River South of Memorial Park has passive uses



Parcel 1A Opportunities & Constraints

Value of development activation:

- Vibrant urban waterfronts need active uses that bring people to the space.
- Developing Parcel 1A offers an opportunity to bring people to the water and encourage public use of the riverfront.
- A public-facing ground floor use (e.g., restaurant) brings people to the site year round.
- Developing the site, especially with a mix of uses that are active throughout the day, keeps lights on and enhances safety.



Amsterdam



Chicago



San Antonio

Proposal Review

Parcel 1A Development Proposals



Riverwalk JV
(Urban Spaces / Parent + Diamond)

- 12 1BR residential condos
- Restaurant, function space, and a spec retail space on ground floor



Riverside Partners
(Brass Rat / Stack & Co.)

- 10 3BR residential condos
- Retail/restaurant on ground floor
- Office (Small CIC offshoot location) on ground floor
- Public mezzanine open space



Providence Flea

- Covered structure for Providence Flea markets and other events



Providence Architecture & Building Company

- 2 2BR residential condos
- 2 floors of developer-occupied office
- 1 floor spec office with tenant LOI in hand
- Retail condo for Dune Brothers seafood
- 2 other retail spaces on ground floor

Riverwalk JV (Urban Spaces / Parent + Diamond)



- **Building Massing & Site Plan:**
 - Visual access and permeability to the riverfront is maintained through wood-clad “urban portals” and fully transparent retail, restaurant, and function room programs.
 - Low 3-story profile of the building is a full story lower than what seems appropriate on this stretch of South Water Street.
 - The flood-proofing strategy incorporates a built in seat wall that is clever and provides a public benefit.
- **Public Realm Activation:**
 - Ground level restaurant, amenity spaces, and two floors of residential units above will bring year-round activity to the site.
 - As currently designed, the open space looks like it is an extension of the private spaces of the building and not a truly public space that is welcoming to all.

Riverside Partners (Brass Rat / Stack & Co.)



Building Massing & Site Plan:

- By taking advantage of the full developable height, this proposal is able to leave a portion of the site area open.
- The building aligns with another six story building across the street, thus preserving key view corridors.
- Ramp system as shown is within the Urban Coastal Greenway

Public Realm Activation:

- The mix of retail, housing, and destination public space, including the bleacher seating and mezzanine-level “public porch, will help activate the site across the hours of the day, days of the week, and seasons of the year.
- The connections from the mezzanine level to the ground level retail spaces (via internal stairs) help to activate the space but may result in the mezzanine level feeling less public.

Providence Flea



- **Building Massing & Site Plan:**

- The design review panel questioned the functionality of the structure during rain events given its height and lack of vertical enclosure.
- Questions were also raised about the usefulness of a large shady area during the swing seasons.
- Overhang extends over the Urban Coastal Greenway and the proposal will not provide plantings in the Greenway.

- **Public Realm Activation:**

- Provides minimal improvements to the site to enhance interest and comfort other than shade in the summer months.
- Plan lacks amenities such as public restrooms or food and beverage to support programming beyond the Flea and activate the space when the pavilion is not programmed.
- Lack of clarity/vision for weekday and off-season programming, when the Providence Flea is not using the structure, has the potential to undermine the success of the project.

Providence Architecture & Building Company



- **Building Massing & Site Plan:**
 - Three-building scheme helps to break up the overall scale of the project and preserves view to the river along the historic alignments of the former riverfront gangways
 - The scale and massing of this proposal is the most responsive to the varied scales along this portion of South Water Street.
 - While the massing relates well to the surrounding context, the stylistic choices lack a clear point of view in relationship to the interior planning logics and proposed construction systems.
- **Public Realm Activation:**
 - The mix of restaurant, retail, office uses, and two housing units will help activate the site at all times of the day and days of the week.

Thank You!

